

The Lessee shall keep the building in good condition and repair and deliver up the same at the expiration of its lease in good order and condition, ordinary wear and tear excepted, it being understood that the Lessor shall keep the roof of the building in good repair at his own cost and expense and shall make such structural repairs as may be necessary during the term of said lease.

In the event of the bankruptcy of the Lessee or in the event that it should be placed in the hands of a receiver or should make an assignment for the benefit of creditors, the Lessor may, at his option, declare this lease immediately terminated and may take possession of the premises.

It is further agreed that if the Lessee shall fail to perform any of its covenants and agreements herein contained or fail to pay the rent herein provided for when due the Lessor may enter into and upon the premises herein leased and repossess the same and at his option declare this lease terminated without prejudice to other remedies.

It is agreed that the Lessee shall have the option and privilege of renewing this lease for a term of five years from the expiration date hereof at a rental of Thirty-Nine Hundred (\$3,900.00) Dollars for said term, payable Sixty-five (\$65.00) Dollars monthly in advance, provided that the Lessee shall give to the Lessor notice in writing at least thirty (30) days prior to the termination of this lease of its intention to exercise said option to renew, and the said Lessee is given the further privilege of renewing the said lease for a further additional term of five (5) years upon expiration of said renewed term at a total rental of Forty-Two Hundred (\$4,200.00) Dollars for said five year term, payable Seventy (\$70.00) Dollars monthly in advance provided that the Lessee shall give to the Lessor notice in writing at least thirty (30) days prior to the termination of said renewed term of its intention to exercise said option for a further renewal.

To the faithful performance of these covenants the parties hereto bind themselves, their heirs, executors, administrators, successors and assigns.

In witness whereof the said Guy B. Foster has hereunto set his hand and seal, and the said Polar Pantries has caused these presents to be signed by its duly authorized officers and its corporate seal to be hereunto affixed the day and year first above written.

In the presence of:

Vera Stillwell
F. C. Foster

Guy B. Foster (L. S.)
Lessor
Polar Pantries, (L. S.)
Lessee.
BYE E. F. Woodside,
President.
And: C. M. Snelling, Jr.
Secretary.



State of South Carolina,
County of Greenville.

Personally appeared before me F. C. Foster who, being duly sworn, says that he saw Guy B. Foster sign, seal and as his act and deed deliver the foregoing Lease; and that he saw E. F. Woodside, as President, and C. M. Snelling, Jr., as Secretary of Polar Pantries, sign, seal with the corporate seal, and as the act and deed of said corporation deliver the foregoing Lease, and that he with Vera Stillwell witnessed the execution thereof.

Sworn to and subscribed before me this 23rd day of February, 1940.

Edna E. Simmons (L. S.)
Notary Public for South Carolina.



F. C. Foster.

S. C. Stamps \$0.72

Recorded April 5, 1940 at 1:12 P. M. #4705 BY: E.G.